

**2/20/06 - Monday, February 20, 2006**

CITY OF EAU CLAIRE

**PLAN COMMISSION MINUTES**

**Meeting of February 20, 2006**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Levandowski, Duax, FitzGerald, Kaiser, Ms. Kincaid

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Levandowski.

1. **CERTIFIED SURVEY MAP (CSM-03-06) “ Two Lots, County Line Road,  
Town of Union**

Patricia Schultz has submitted a request for a variance to Subdivision Code standards to allow two lots to be created which are less than the 10-acre requirement of the Comprehensive Plan for property located at 5319 and 5219 County Line Road in the Town of Union. There are two existing homes on the lot, which is 7.23 acres. The split will allow the owner to sell the two houses separately. The proposed lot split does not result in a change in land use for the property since the two homes exist.

Mr. Kaiser moved to approve the request. Mr. FitzGerald seconded and the motion carried.

2. **FINAL PLAT (P-07-03) “ Thistledown Subdivision, Town of Washington**

TEC Design has submitted an amendment to the final plat of Thistledown Subdivision, located north of CTH II and east of Hwy. 93, in the Town of Washington. Specifically, the request is to change the building pad locations for homes on Lot 19. There are two existing building pad locations to the front of the lot. The amendment adjusts the pads, making the south pad larger and north pad about the same in area, but squares better to the front of the lot.

Steve Sletner, TEC Design, appeared in support. He stated the adjustment is needed to accommodate a larger home. There is no change to the lot area.

Mr. FitzGerald moved to recommend approval. Mr. Kaiser seconded and the motion carried.

3. **FINAL PLAT (P-20-05) “ Huntsinger Heights, Town of Brunswick**

Huntsinger Farms, Inc., has submitted the final plat of Huntsinger Heights located east of Hwy. 37 and CTH B in the Town of Brunswick. The plat creates 33 lots, which are 1.5 acres in size or larger. The property is outside of the City™'s Sewer Service Area, which is at I-94. This plat was submitted prior to the approval of the new Comprehensive Plan.

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Mr. Kaiser moved to recommend approval. Ms. Kincaid seconded and the motion carried.

4. **SITE PLAN (SP-0603) “ Restaurant, Retail/Office, North Barstow &**

**Wisconsin Street**

John Mogensen has submitted a site plan for a restaurant, retail/office (with second floor apartments) and adding second floor apartments to an existing retail/office building at the northwest corner of N. Barstow Street and Wisconsin Street. Mr. Mogensen has a purchase agreement for this property approved by the Redevelopment Authority.

The site plan shows a two-story restaurant with the remodeling of the existing Livery building. A new retail/office building at the corner of Wisconsin Street with second floor apartment will be built on an existing vacant lot. The existing Craig Chemical building will be remodeled to add apartments to the second floor.

The purchase agreement with the RDA notes that a public parking lot will be constructed to the west of the restaurant to provide the required parking for these three buildings and other future buildings.

Mike Schatz, Executive Director of the RDA, spoke in support of the site plan. He addressed the need for a public parking lot this year due to the three requests for development within the redevelopment district. It may take a while for the designers to have the final traffic flow for the parking lot resolved.

Mr. Amundson stated that the parking lot is scheduled for construction this summer, barring final site plan layouts for the other projects. This RDA also has obligations to RCU to provide additional parking for their banking center.

Mr. Duax moved to approve the site plan with the conditions listed in the staff report and modifying #2 to also provide shared trash services for all three buildings and adding a fourth condition that the facades be compatible and be of natural brick face. Ms. Kincaid seconded and the motion carried.

5. **DISCUSSION**

**A CZ-0518, 1819 Mitchell Avenue, Radio Tower**

Mr. Tufte presented a letter from a representative of the applicant requesting a new hearing based on what they consider is a change of conditions rather than waiting until July 2006. Mr. Tufte reported that staff feels the conditional use addressed the tower and not the use of the building or appearance. Therefore, there is no significant change in the request to warrant a new hearing.

Mr. Duax felt the listed items did not represent a significant change to warrant a new hearing. They did not address the tower nor the in-ground antenna, which the neighbors complained caused interference.

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Ms. Kincaid felt there were enough changes proposed which could allow an early reconsideration, since holding such a hearing would not put the neighborhood in any harm since they may submit this application in June anyway.

Jeff Statz, adjacent vacant property owner, clarified which property he owns and that it has been rezoned to R-2.

Mr. Duax moved to deny an early reconsideration of the conditional use permit, CZ-0518, finding that there is not substantial change from the original tower design which was the purpose of the review. Mr. Kaiser seconded and the motion carried. Ms. Kincaid voted no and Mr. FitzGerald abstained.

**B. Sign Code Amendment, Regis High School**

Regis High School has submitted a letter to request a sign code amendment to allow electronic reader board signs for nonresidential uses in a residential district. Regis High School is zoned R-1 and is limited in the type of sign it can have facing Hastings Way because of their residential zoning, when the adjacent commercial properties can have electronic reader board signs. The proposed sign would make copy change easier for the school. The Plan Commission discussed possible solutions, including rezoning a portion of the school site to allow this sign to occur without an ordinance amendment. Some members felt amending the code would be a possible solution, while others felt it would open residential areas to signs for other uses such as churches. Staff was directed to prepare a draft ordinance for further discussion with the commission.

**C. Local Landmark Designations “ 2425 14<sup>th</sup> Street and 403 W. Grand Avenue**

There was no response from the Plan Commission regarding the proposed landmark designation of these two properties.

**D. Conditional Use Permits,>**

Mr. Tufte presented a brief history of the requirement by ordinance that the Plan Commission review>

It was the consensus of the commission to prepare an ordinance amendment to repeal the conditional use review.

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### **Future Agenda Items**

The Chair appointed Fred Waedt as Interim Secretary until the next election.

### **MINUTES**

The minutes of the meeting of February 6, 2006, were approved.

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Fred Waedt

Interim Secretary